Triangle: Core planning goals

• Leverage proximity to the T as driver for new development.

• Create incentives that encourage future development to be responsive to stormwater, open space, and transportation objectives, including increased

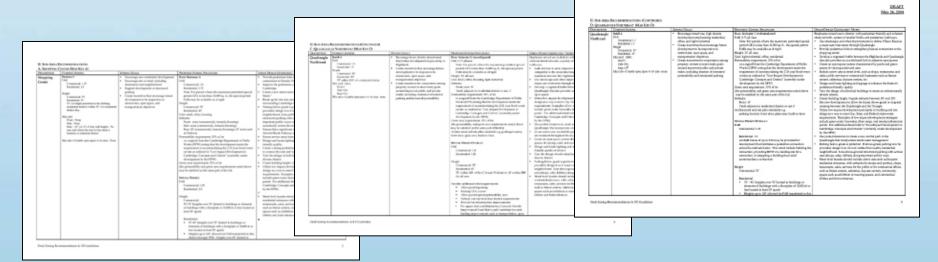
permeability.

Create incentives
 for cooperation
 among property
 owners to meet
 study goals around
 improved public an

improved public and private realm.

Triangle: Zoning goals

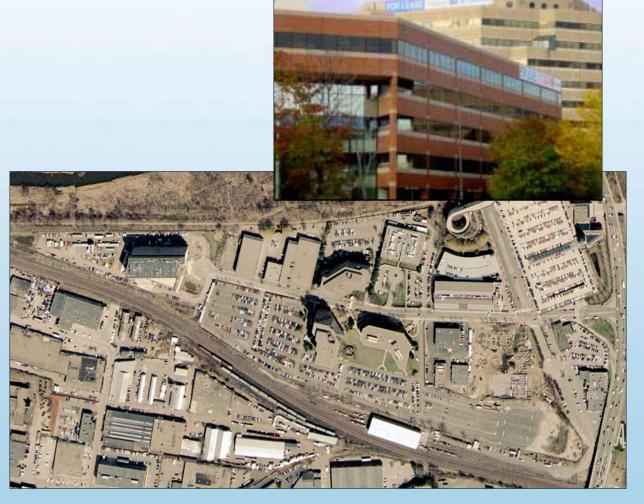
- Encourage increase in transit-oriented development, with residential focus closer to T.
- Support development of structured parking.
- Encourage office/R&D development with first floor retail to support walkable CambridgePark Drive "boulevard."



Triangle: Urban design guidelines

- Active pedestrian-friendly street-level uses along CambridgePark Drive.
- Service areas screened from Cambridge Park Drive
- Strengthened pedestrian connections to Alewife Reservation.
- Façade setbacks between 85' and 105'.
- Small setbacks from right-of-way for café seating, benches, small open spaces.
- New development sited to preserve right-of-way for future crossing to Quadrangle.

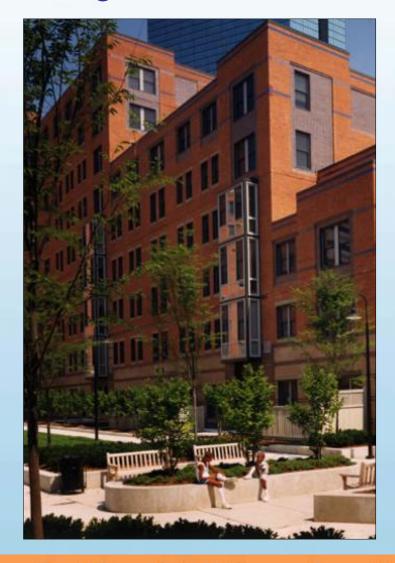
The Triangle







The Triangle





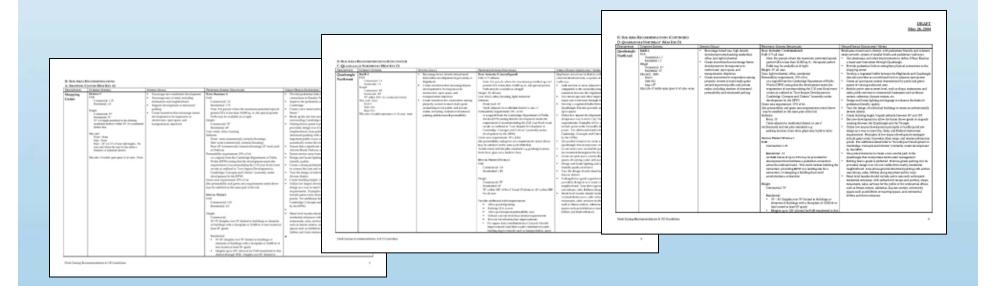
The shopping center: Core planning goals

- Transform strip retail into pedestrian-friendly mixed-use district.
- Use new investment to redevelop surface parking, build a sense of place, parks, pedestrian-friendly streets, etc.
- Create links to Danehy Park.



Shopping Center: *Zoning goals*

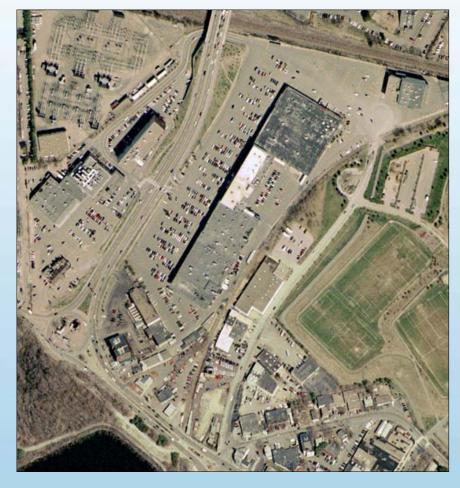
- Encourage new residential development.
- Encourage mix of retail, including destination and neighborhood.
- Support development of structured parking.



Shopping Center: *Urban design guidelines*

- Physical and visual pedestrian links to Danehy Park.
- Smaller block sizes comparable to those in surrounding neighborhoods; new street network, including northsouth "Main Street".
- Active street-level facades with frequently- spaced entrances.
- Below-grade/screened at-grade/or structured parking with active uses at street level.
- An architecturally diverse district with varied building design.

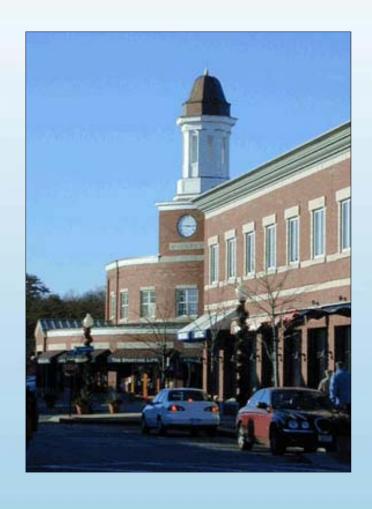
Shopping Center







Shopping Center







June 2, 2004

Concord-Alewife Planning Study Public Meeting



Concord-Alewife Planning Study

Goody, Clancy VANASSE HANGEN BEUSTLIN STRUKE MICKINNEY & ASSOCIATES COMMUNITY FLANNING SOLUTIONS

CONCORD-Alewife Planning Study

City of Cambridge